



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 20, 2021
6:00 P.M.**

Notice is hereby given of a regular meeting of the City Council of Sealy to be held on the abovementioned date and time at the W.E Hill Community Center located at 1000 Main Street in Sealy, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

In the interest of maintaining the decorum of the meeting, and in accordance with Sections 2-35 and 2-36 of the Code of Ordinances, only those individuals who have registered to speak may speak on any agenda item. Individuals may register prior to the start of the meeting on the form at the entrance of the council chamber or by contacting the City Secretary. Comments may not be addressed to or at individuals and are limited to five minutes per speaker; however, if a large quantity of individuals has registered to speak, the time may be reduced. Speakers may not poll the council members or attendees.

1. Call to Order
2. Invocation and Pledges of Allegiance
3. Roll Call and Certification of a Quorum
4. Proclamations and Special Recognitions
 - a) Child Abuse Prevention Month Proclamation
 - b) Volunteer Appreciation Month Proclamation
5. Petition(s) and/or Request(s) from the Public.

(Comments made under this agenda item are limited to five minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced. In accordance with the Texas Open Meetings Act and Section 2-36(5) k.7 of the Code of Ordinances, the city council will not discuss or consider any item addressed during this agenda item. However, the mayor and the city manager may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.)
6. **CONSENT AGENDA**

(In accordance with Sec. 2-35. (1) of the Code of Ordinances, "Routine matters thought to require little or no deliberation by city council may be placed on a consent agenda, which shall be treated as one agenda item." At any time prior to the call for a vote on the consent agenda, any council member may request that one or more items may be removed from the consent agenda and handled separately in the same manner as a regular agenda item.)

 - a) Discussion and possible action regarding approval of minutes for the meeting held:
 - March 30, 2021 (Joint Meeting with Planning Commission)
 - March 30, 2021 (Special/Priorities Meeting)
 - April 6, 2021 (Regular Meeting)
 - April 12, 2021 (Special Meeting)
7. Discussion and possible action regarding update on Cryan Park Pond and Allen's Creek drainage.
8. Discussion and possible action to approve a generator contract with Austin Welder & Generator Service for Well 7.

9. Discussion and possible action to award a bid for replacement lighting at B&PW Park.
10. Discussion and possible action regarding review of the Enterprise Fleet Management Program.
11. Presentation, discussion and possible action by staff regarding proposed budget amendments for fiscal year 2020-2021.
12. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement Grant to BROOKE & CO LLC (The Salon Project) to promote new business development in an amount not to exceed \$15,000.00. *(This is the second of two readings.)*
13. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Jeff Trevino (The Multi-Business Project) to promote new business development in an amount not to exceed \$15,000.00. *(This is the second of two readings.)*
14. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Jeff Trevino (The Fowlkes Facade Project) to promote new business development in an amount not to exceed \$15,000.00. *(This is the second of two readings.)*
15. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Patricia Walters & Vivian Wittenburg (The Wittenburg Project), which includes SEDC funding for proposed incentives and the expenditure of funds for the Wittenburg Project, located at or about 210 Meyer Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.
16. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Patricia Walters & Vivian Wittenburg (The Wittenburg Project) to promote new business development in an amount not to exceed \$15,000.00. *(This is the first of two readings.)*
17. Discussion and possible action to adopt a Citizen Participation Plan for the Texas Community Development Block Grant Program for the City of Sealy.
18. Discussion and possible action to adopt a Resolution authorizing submission of the 2021-22 Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for Community Development funds.
19. City Manager's report and possible discussion:
 - a) Update on Early Voting
 - b) Update on 2021-2022 Budget Process
20. Requests for future agenda items, comments, and announcements.
21. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a) **Personnel Matters under Texas Government Code, Section 551.074** (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee) – City Manager position
 - b) **Texas Government Code, Section 551.071 CONSULTATION WITH ATTORNEY.** A governmental body may conduct a private consultation with its attorney when the

governmental body seeks the advice of its attorney about: pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code; –

- State of Texas Vs. Quion Investors, Inc. Cause No. 21CV-6196; and
- Possible amendments to the gas utility ordinance and termination of service to gas utility customers; and
- Gas Franchise Agreement; and
- Hendrix tax abatement or 380 Agreement

c) **Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The City will meet in closed session to (1) discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) ; Hendrix tax abatement or 380 Agreement

22. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

23. Discussion and possible action to authorize the Mayor to execute and the City Secretary attest to a Compensation Agreement between the City of Sealy and Warren Escovy.

24. Adjournment

CERTIFICATION

I certify that a copy of the April 20, 2021, agenda of items to be considered by the Sealy City Council was posted on the City Hall bulletin board and on the city website on or before 6:00 p.m. on April 16, 2021.



Brooke Knoll, City Secretary